

**MINUTES OF HISTORICAL ADVISORY BOARD
REGULAR MEETING OF THURSDAY, OCTOBER 5, 2006
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM**

Chair Anderson called the meeting to order at 7:05 pm. Recording Secretary Gremminger called the roll.

MEMBERS PRESENT: Chair Anderson, Vice-Chair Miller, Board Member Irons, Iverson & Lynch.

MEMBERS ABSENT: None.

STAFF PRESENT: Doug Garrison, Supervising Planner, Dennis Brighton, Planner III, Debbie Gremminger, Recording Secretary.

MINUTES:

Minutes of the Regular Meeting of September 7, 2006.

M/S (Lynch, Miller) to approve the minutes of September 7, 2006 as amended. 5-0-0.

Ayes: 5; Noes: 0; Absent: 0; Motion carries.

AGENDA CHANGES AND DISCUSSIONS:

None.

ACTION ITEMS:

1. Certificate of Approval - CA06-0027 – 2445 Encinal Avenue. – Applicant: Emerson Brown – The applicant is requesting a Certificate of Approval to alter more than thirty percent (30%) of a residential structure on the Historical Building Study List, for the purpose of remodeling the existing single-family dwelling. The site is located at 2445 Encinal Avenue, within an R-4, Neighborhood Residential Zoning District.

Dennis Brighton, Planner III, presented the staff report. On June 7, 2006, staff approved an application for Major Design Review. The action was conditioned upon the approval of the Certificate of Approval by the Historical Advisory Board. The building is identified as a Background (B) resource in the Historical Building Study List.

The demolition involves the removal of later, non-contributory additions to the residence. Therefore, the portion of the structure that would be demolished is not original to the structure and does not represent the work of a master or possess high

artistic values. There are also no events associated with this property that make a significant contribution to the history or cultural heritage of local or regional history. Finally, the property is not associated with persons important to local, state or national history. Staff is recommending approval of CA06-0027.

Chair Anderson opened the public hearing.

Emerson Brown, property owner, informed the Board that he was present if the Board had any questions for him.

There were no more speaker slips. Chair Anderson closed the public hearing and opened the floor to Board discussion.

Chair Anderson requested to see a copy of the plans for the new addition. She stated that in order for this Board to make an informed decision on the demolition Certificate of Approval, the Board has to see what is being proposed. Board Member Lynch concurred.

Chair Anderson stated that to approve a Certificate of Approval for demolition, the Historical Advisory Board must find that the portion of the house that is proposed to be demolished has no historical merit. But they may impose conditions of approval, which pertain to the proposed new addition, which is why it is necessary to review the plans.

Mr. Garrison stated that if the Historical Advisory Board determines that the portion of the structure, which is proposed for, does not have any historic merit, then you may approve a Certificate of Demolition. If you do make the finding that the portion of the structure proposed for demolition does have historical significance, then it may be appropriate to impose conditions regarding the design review.

Chair Anderson advised the Board that this matter can be further discussed when the revisions to the Historical Preservation Ordinance is before them.

M/S (Miller, Iverson) to approve Certificate of Approval, CA06-0027, for the demolition of more than 30% of an existing dwelling at 2445 Encinal Avenue with the conditions stated in draft resolution. 2-3-0.

Ayes: 2; (Miller, Iverson); Noes: 3; (Anderson, Iverson, Lynch); Absent: 0;
Motion is denied.

M/S (Anderson, Lynch) to approve the Certificate of Approval for demolition for 2445 Encinal with the revised condition that the proposed addition will be designed to be architecturally similar to the existing bungalow style building and compatible with the surrounding neighborhood, subject to approval by the Planning staff as part of the Major Design Review process, and to request Staff to forward the following suggestions to the applicant.

1. Details should be consistent with the original style of the building.
2. Rafter tails need not be exposed. However the applicant wishes to handle the gutters will be acceptable.
3. Hip roof on garage,
4. All windows that are visible from the street should be visually consistent to the original structure.

Ayes: 5; Noes: 0; Absent: 0; Motion carries.

Mr. Garrison stated the Board's suggestions will be presented to the owner and if the owner agrees he will incorporate their suggestions into the final design.

2. Certificate of Approval - CA06-0030 – Grand Marina – Corner of Grand Street and Fortman Way contained within Tract 7723 – Applicant: David Day for Warmington Homes, California. The applicant requests a Certificate of Approval for 100% demolition of eight existing pre-1942 accessory buildings. The site is located within an M-2, General Industrial (Manufacturing) District.

Chair Anderson would like to recuse herself from this item due to a conflict of interest with her employer.

Simone Wolter, Planner I, presented the staff report. Ms. Wolter informed the Board that the 3.51-acre site of the proposed demolition is part of a larger 8.36-acre area that would be covered by a new Master Plan encompassing the entirety of the Grand Marina facility.

The review of city records shows that only two out of eight structures have obtained building permits. It is reasonable to assume that all buildings were constructed prior to 1942. During a site visit to the property, staff noted that the structures at 2041-2051 Grand Street are severely dilapidated and other than 2051 Grand Street, none of the structures appeared to be in active use.

Staff has determined that these structures lack integrity and would not qualify for local, state or national registers.

Staff is recommending approval of Certificate of Approval CA06-0030, for the demolition of eight existing pre-1942 accessory buildings located at Grand Marina, Tract 7723.

Vice-Chair Miller opened the public hearing.

Andy McKinley, 2219 Grand St., spoke in favor of project. He stated that the buildings are not only run down, but are unsafe.

There were no more speaker slips. Vice-Chair Miller closed the public hearing and opened the floor to Board discussion.

In response to Vice-Chair Miller's inquiry regarding the number of homes that are proposed, Ms. Woltter informed the Board that there are approximately 40 homes proposed for this site.

The Board agreed with the staff report that none of the buildings have any historical significance.

M/S (Lynch, Iverson) to approve Certificate of Approval CA06-0030, to demolish eight commercial buildings built prior to 1942, located at Grand Marina. 4-0-1.

Ayes: 4; Noes: 1; Abstain: 1 (Anderson); Motion carries.

REPORTS:

None.

WRITTEN COMMUNICATIONS: (Discussion only)

Board member Lynch would like the Historical Monument page on the City website updated. She has written articles telling the history of each Monument and would like the articles linked to the Monument list. She is requesting the Board's input, and would like to see this on a future agenda.


ORAL COMMUNICATIONS:

STAFF COMMUNICATION:

Mr. Garrison introduced Zach Seal, Planner I.

ADJOURNMENT: 7:55 p.m.

Respectfully Submitted by:



Cynthia Eliason
Secretary Historical Advisory Board

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